

CHICAGO PLAN COMMISSION

121 North LaSalle Street  
Council Chambers - 2<sup>nd</sup> Floor, City Hall  
Chicago, Illinois 60602  
NOVEMBER 18, 2010  
1:00 P.M.  
MINUTES

PRESENT

Linda Searl, Chair  
David Weinstein  
Smita Shah  
Doris Holleb  
Chris Raguso  
Patricia Scudiero  
Gracia Shiffrin  
Nancy Pacher  
John Nelson  
Alderman Bernard Stone

ABSENT

George Migala  
Terry Peterson  
Timothy Mitchell  
Bobby Ware  
Alderman Patrick O'Connor  
Alderman Daniel S. Solis  
Alderman Ray Suarez  
Alderman Mary Ann Smith  
Alderman Edward Burke

- I The Chairman called the meeting to order at 1:10 PM and then undertook a roll call to establish the presence a quorum. The hearing commenced with seven members present.
- II A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record of the Regular Hearing of the Chicago Plan Commission held on November 18, 2010.
- III The Minutes of the October 21, 2010 Hearing were approved unanimously.

MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY PLANNING REFERRAL ACT:

**THE FOLLOWING INTER-AGENCY ITEMS NUMBERED 1 THROUGH 11 WERE APPROVED BY A 7-0 OMNIBUS VOTE.**

Adjacent Neighbors

1. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program. The land is commonly known as 5750 South Morgan Street and is located in the 16<sup>th</sup> Ward. (08-058-21)

### Negotiated Sales

2. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 301 East 63<sup>rd</sup> Street and is located in the 20<sup>th</sup> Ward. (10-056-21)
3. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 3729-3759 West Arthington Street and is located in the 24<sup>th</sup> Ward. (10-059-21)

### Dispositions

4. A resolution recommending the disposition of land from the City of Chicago to Lake Park Associates, Inc. (University of Chicago) on behalf of Harper Court Court Partners, LLC for the land commonly known as 5142, 5158, 5221, 5223, 5225, 5229, 5326 and 5356 South Lake Park Avenue in the 4<sup>th</sup> Ward (10-057-21)

### Change of Use

5. A resolution recommending a change of use from a parking lot to a mixed-use development for the property located at 5142, 5158, 5221, 5223, 5225, 5229, 5326 and 5356 South Lake Park Avenue in the 4<sup>th</sup> Ward (10-057-21)

### D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:

1. A proposed technical amendment to Planned Development No. 897 submitted by Stateway Associates L.L.C. for the property generally located at 1-105 West 35<sup>th</sup> Street, 3500-3758 South State Street and 34-100 West Pershing Road. The applicant proposes to amend the planned development sunset clause to extend the planned development for an additional six years, provided that 20 percent of the maximum number of residential dwelling units are built on the site within that time period. The applicant proposes no other changes to the planned development. (3<sup>rd</sup> Ward) **Approved 9-0, Yeabs – Commissioners Holleb, Nelson, Pacher, Raguso, Scudiero, Shah, Stone, Weinstein, and Searl**
2. A Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 592 submitted by Shorewind Towers, L.L.C. for the property generally located at 2344-2354 East 70th Place and 7015-7025 South Oglesby Avenue. The applicant proposes to construct a 27-space non-accessory surface parking lot in the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. (5th Ward) **Approved 9-0, Yeabs – Commissioners Holleb, Nelson, Pacher, Raguso, Scudiero, Shah, Stone, Weinstein, and Searl**

3. A proposed technical amendment to Institutional Planned Development No. 1107 submitted by the Chicago Board of Education and the Public Building Commission of Chicago for the property generally located 3510 West 55th Street. The Applicant is proposing to amend the net site area of the planned development to allow for the opening of two public right of ways adjacent to Irene C. Hernandez School. The applicant proposes no other changes to the planned development. (14<sup>th</sup> Ward) **Approved 9-0, Yeabs – Commissioners Holleb, Nelson, Pacher, Raguso, Scudiero, Shah, Stone, Weinstein, and Searl**
4. A proposed Residential Planned Development submitted by Englewood Cooperative Apartments for the property generally located at 900 West 63<sup>rd</sup> Parkway. The applicant proposes to construct a new four-story building containing 24 residential dwelling units with approximately 28,713 square feet of floor area and an 8-space accessory surface parking lot. The applicant proposes to rezone the property from C1-2 Neighborhood Commercial District to RM 4.5 Residential Multi-Unit District prior to establishing the Residential Planned Development. (16<sup>th</sup> Ward) **Approved 8-0, with Commissioner Nelson recusing himself, Yeabs – Commissioners Holleb, Pacher, Raguso, Scudiero, Shah, Stone, Weinstein, and Searl**
5. A proposed Zoning Map Amendment within the North Branch Industrial Corridor submitted by Webster Point Properties, Inc. for the property generally located at 1820-28 West Webster Avenue. The Applicant proposes to rezone the property from M3-3 Heavy Industry District to C3-3 Commercial, Manufacturing and Employment District to allow for additional permitted uses within an existing building. (32<sup>nd</sup> Ward) **Approved 10-0, Yeabs – Commissioners Holleb, Nelson, Pacher, Raguso, Scudiero, Shah, Shiffrin, Stone, Weinstein, and Searl**
6. A proposed plan ('Halsted Triangle Plan') for an area bounded by West North Avenue on the north, the North Branch Canal of the Chicago River on the south and west, and North Halsted Street on the east. The Plan outlines potential investments in public infrastructure and makes recommendations to continue the development of new commercial, industrial and institutional uses within the study area. (32<sup>nd</sup> and 43<sup>rd</sup> Wards) **Approved 10-0, Yeabs – Commissioners Holleb, Nelson, Pacher, Raguso, Scudiero, Shah, Shiffrin, Stone, Weinstein, and Searl**

MATTERS DEFERRED IN ACCORDANCE WITH SECTION 17-13-0108 OF  
THE CHICAGO ZONING ORDINANCE:

Adjournment